



SCOTTSDALE HOUSING BOARD
One Civic Center 3rd Floor Conference Room
7447 E. Indian School Road, Scottsdale AZ 85251
April 13, 2004
MINUTES

PRESENT: Barbara Williams, Chair
Robert Southworth, Vice Chair
Del Monte Edwards
Gary Morgan
Tamela Nagy
Joseph Priniski

STAFF: Molly Edwards, Staff Liaison
Donna Bronski, Deputy City Attorney

CALL TO ORDER

Chair Williams called the regular meeting of the Scottsdale Housing Board to order at 5:05 p.m.

APPROVAL OF MINUTES

Board member Morgan stated at the last meeting, they discussed the Board's calendar for the year. He further stated that he brought up the possibility of having a mid-year review, but page 4, paragraph 5 leads the reader to conclude the Board discussed this issue and came up with a consolidated opinion of the idea. He remarked he would take exception to it. He further remarked that he would like further discussion at a future meeting.

Board member Nagy stated that it was her understanding that they could not require such a change and noted that the minutes state: "Chair Williams stated that next year they would include that in the RFP but this year they could only request an update." She further stated it was her understanding that the consensus was to wait. Chair Williams stated by including the updates in the RFP they would be requiring everyone to do the same thing.

Board member Morgan stated that he would like to see in the minutes beyond what is stated that he felt it should be a requirement and that he felt it should still be looked at and discussed in more detail later.

Chair Williams stated that she felt the minutes reflect what was agreed upon at the last meeting but that does not mean they cannot bring the subject up again and place it on a future agenda.

Board member Nagy made a motion to approve the minutes of the March 9, 2004 meeting as presented. The motion was seconded by Board member Edwards and passed by a vote of five (5) to one (1) with Board member Morgan dissenting.

Board member Morgan explained the reason for his dissenting vote was because he felt there was not closure on the issue on page 4, paragraph five.

BOARD DISCUSSION OF BY-LAWS & HOUSING BOARDS MISSION/GOALS

Ms. Edwards explained that the Board has requested open dialogue about their current role and their potential for additional responsibilities for the future. She introduced Donna Bronski, Deputy City Attorney to assist the Board in looking at their current by-laws and City Code.

Ms. Bronski provided the Board with copies of the Scottsdale City Charter provision for Boards and Commission that apply to the Housing Board. She stated she knew that there have been questions regarding the powers of this Board and a feeling that they were not broad enough to accomplish their goals as well as questions on how to expand their powers. She read the Sec. 2-333. Purposes; powers and duties:

“The Scottsdale Housing Board will review and advise the city council on HUD/federal program activities related to the Section 8 program and any potential funding related to their housing activities. The board will advise the council on federal grant applications and assess the usefulness of the funding as programs mature. They will serve as a public outreach in federal housing assistance programs offered by the city and play an active role in development of implementation guidelines for program operations. The Housing Board will review all budget submissions, provide for program related complaint resolution and establish housing priorities for assistance.”

Ms. Bronski stated the Boards powers are limited to HUD/federal program activities. She further stated if the Board is interested in expanding their powers and duties she could assist them in making suggestions to Council.

Chair Williams stated when they moved from the Housing Assistance Office over to the Neighborhood Services department and did not change their scope of work, the question is how do they fit into this process. There needs to be a meeting of the minds with staff

and the Board. She commented that what they are currently doing does not match what they discussed at the Board retreat because they don't have the authority.

Ms. Bronski stated if the Board is interested in expanding their scope of work it would make sense for them to discuss this issue with the City Council.

Board member Edwards stated the discussion at the retreat was to expand their role so they are could assist in impacting housing policies in Scottsdale. He further stated they want a bigger role and need to know how to go about it.

Chair Williams explained when they were part of the other department they produced a Housing Strategy. They never thought that they would be able to meet the housing needs in the affordable category in the City of Scottsdale with federal money so there needs to be more programs utilized to meet those needs. She further explained that with the Board moving to another department and the new Council the Strategic Plan got set aside and the steps to implement the plan were never taken.

Chair Williams stated that she would like to emphasize that her comments are not intended to bad mouth staff.

Chair Williams commented on the fact that the more active the Board becomes in the community the easier it becomes to get grants because it is a competitive process.

Board member Nagy commented that the by-laws do not provide a clear picture of their scope but rather discuss how to fill vacancies and when the meetings are. Ms. Bronski replied the by-laws typically contain procedural rules. She explained that it is the City Code that outlines the Board's powers and if they want to expand their powers they would have to make a recommendation to the City Council to amend the code. She stated that the City Council is disposed to listen because they view any citizens' boards and commission as their eyes, ears, and sounding board in the areas where they are experts in those fields. So even if they had ideas of things to do that were outside the federal programs but still housing related they could request to have their scope of work broadened.

Chair Williams stated another issue that has come up is public meeting law noting that it is important that the Board be allowed to discuss the items presented under staff report. She further stated that she felt the agendas have been focused on presentations. Ms. Edwards stated at the retreat the Board felt it would be appropriate for them to be educated on the all of the city efforts. Chair Williams replied that was correct. She explained the only problem is that they just come and give their reports and the Board has not been able to provide feedback, which does not make a lot of sense.

Ms. Edwards stated what she is hearing is that for example when Mark brings information on Section 8 and CDBG programs the Board would like to have the information and dialogue. Chair Williams stated that he comes to the meetings and

reports on what has been done and where the money went and they should be part of the discussion on the program design and when the applications come in. She further stated that the Board should be able to determine if they want more emphasis in certain areas of town or want four-plexes instead of huge multi-family projects and those decisions about funding should be in the RFP. She reported this Board is not engaged. They need to be able to provide feedback when the research is being completed.

Chair Williams reported that there is not a community in the United States that has enough money to meet housing needs for people so they have to be more creative and work with developers and the private sector. Board member Priniski reiterated that until they change the code they could only pursue Federal funding. Ms. Bronski informed the Board that to make changes to the code is not a long process. Chair Williams noted that the political process would be more difficult. Ms. Bronski stated they would need to make a formal recommendation to the City Council but she felt it would not be a hard concept to sell. She further stated that she would guess the Council would be receptive.

Chair Williams stated that she would not want to be in the position of going against staff because if they were to move forward with changing their scope of work it would require additional staff resources. Ms. Bronski remarked part of their pitch would be that they needed additional staff.

Chair Williams explained that the reason for the Housing Action Plan was to look at the inventory on a citywide basis so they would have the information to allow everyone to understand what types of programs are needed.

Ms. Bronski stated that she is sensing where the disconnect is that the Board has done the research but never made a formal recommendation to Council. Chair Williams stated that they are still waiting on data so they know enough of what is going on to make a recommendation. She further stated the consultant study was not complete.

Board member Morgan commented on the fact that they have been looking at this study ever since he has been here. Ms. Edwards commented that Board member Morgan has only been here for two meetings noting that things are still outstanding and it takes time to complete such a comprehensive study. She further commented that the minutes from the last meeting request that the Board provide feedback in writing noting that Chair Williams is the only one who has done that. Board member Morgan stated he thought that they would have further discussion with whoever came up with the data because he did not understand how the figures were arrived at. Ms. Bronski suggested this issue be placed on a future agenda for discussion.

Board member Morgan inquired why the consultant did not finish the work on the report. Ms. Edwards explained that the work outlined in the RFP was completed per our City contract with Crystal and Company.

Ms. Bronski stated that the Board needs to have further discussion on expanding their powers and they need to come up with a recommendation to Council. She further stated that it was her guess that if they Board put their heads together they will have enough information to go to Council to justify broadening their powers.

Ms. Edwards explained that the data in the report was presented in a technical format and she is in the process of putting it in a format that would be understandable to Council.

Chair Williams stated that part of the policy discussion should be regarding where does the Housing Board fit in with Planning and Neighborhood Services. Ms. Bronski stated they are talking a resource issue. She explained that the city has a brand new downtown group and they might want to explore ways to work closer together because resources are being devoted to this new group. She suggested they invite Ed Gawf to discuss the role of this new group because she felt it would be a natural link. Ms. Edwards provided a brief overview on the revitalization strategic plan for this group.

Chair Williams stated she would like to have a discussion with Ms. Bronski regarding public meeting law. She explained that it is important that the Board be allowed to discuss the items presented under staff report. A discussion ensued regarding the importance of being able to have free flowing discussion.

Ms. Bronski passed out a copy of the some of the provisions of Arizona's Open Meeting Law. She provided a brief overview of the public meeting laws. She explained that when doing the agenda if they might possibly want to discuss something it should be specifically agendaized as discussion and possible action.

Chair Williams noted the problem has been they have not been allowed to discuss the items under staff report. She further noted that the Chair and staff set the agenda so if any of the Board members' wanted something placed on the agenda to let them know.

Ms. Edwards commented that staff puts together a regular Council updated so that is another avenue to get information to Council.

Ms. Bronski stated that she felt the Board should decide their agenda items for the next meeting. If they want to have a discussion on how to change the ordinance, they should place that on the next agenda so that they could have a free flowing discussion.

Board member Southworth moved to place on the agenda of the next Housing Board meeting discussion and possible action regarding making a recommendation to the City Council regarding amending the Scottsdale City Charter Sec. 2-33. Purposes; powers and duties of the Scottsdale Housing Board. Second by Board member Edwards.

Chair Williams stated she felt it was important to have a motion regarding changing the City Code regarding the Board's power so that they are all on the same page. Ms.

Edwards stated if any of the Board members want something added to the agenda to let her or Chair Williams know.

Board member Morgan stated he would like to have further discussion on the housing assessment report. Chair Williams stated it was her understanding that Ms. Edwards was in the process going back through the report and filling in the gaps and putting it in a better format. Chair Williams stated they might want to hold a special meeting in two weeks to discuss this report. Board member Morgan stated they need to have further discussion because he did not understand the report and reiterated that he felt there needs to be further discussion.

Chair Williams requested they get back on the agenda noting there is a motion on the floor that either needs to be voted on or withdrawn.

Board member Morgan expressed his opinion that the Board does not need to vote on every item raised by the Board and felt the motion should be withdrawn. Chair Williams explained that she felt it was important to have a consensus of the Board since they are discussing moving in a new direction.

Chair Williams called for the vote.

The motion passed by a vote of four (4) to two (2) with Board member Priniski dissenting and Board member Morgan abstaining.

Chair Williams inquired if the Board was interested in holding a special meeting to further discuss the report. A discussion ensued regarding whether that would allow staff sufficient time to revise the report. Board member Edwards stated that he felt in order for them to make a change to the ordinance they need to bring back their retreat information because that focuses on the reasons they want to change the code. It was determined the Board would not have a special meeting and at the next regular meeting the retreat information would be made available.

HOUSING RESOURCES MANAGER'S REPORT OF CURRENT EVENTS

Ms. Edwards passed out copies of the Council Action Report and requested they review it and if the Board has any questions, they could call her.

Ms. Edwards reported that tomorrow the Morrison Institute is holding a presentation about affordable housing.

She explained that Mark is looking into the issue of providing NAHRO magazine subscriptions for the Board.

CHAIR'S REPORT

Chair Williams presented information on upcoming events that might be of interest to the Board. She reported on June 16th the Governor is sponsoring a housing forum. She further reported that there was an Affordable Housing Conference in Tucson last week.

OPEN CALL TO THE PUBLIC

There was no public testimony.

ADJOURNMENT

A motion was made by Mr. Southworth to adjourn the meeting. Mr. Prince seconded the motion. The regular meeting of the Scottsdale Housing Board was adjourned at 6:50 p.m.

Respectfully Submitted,

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